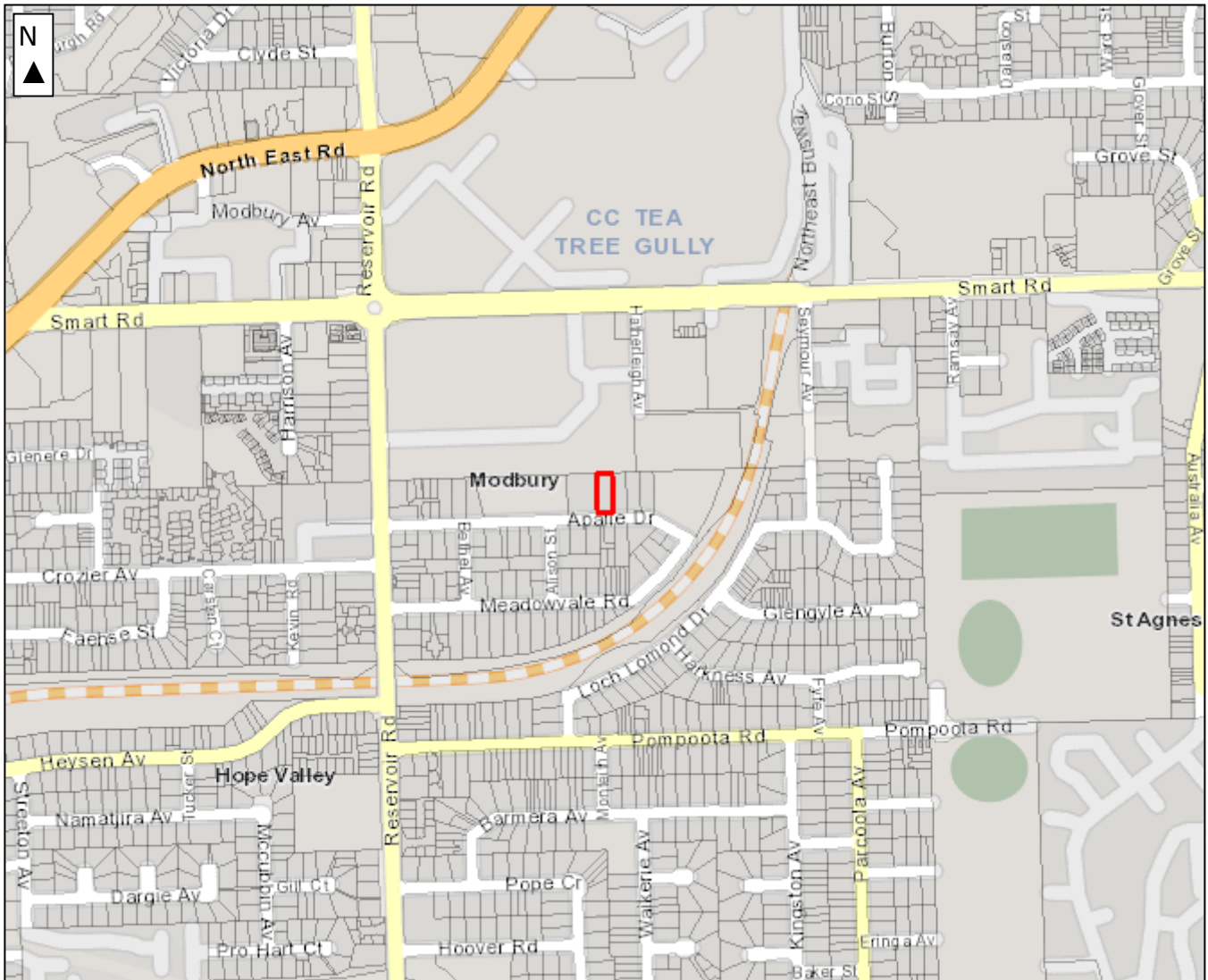


SAPPA Parcel Report

Date Created: October 26, 2022

The South Australian Property and Planning Atlas is available at the Plan SA website <https://sappa.plan.sa.gov.au/>



Address Details

Unit Number:
Street Number: 12
Street Name: APALIE
Street Type: DR
Suburb: MODBURY
Postcode: 5092

Scale ≈ 1:9028 (on A4 page)

250 metres ≈

The information provided, is not represented to be accurate, current or complete at the time of printing this report.

Property Details:

Council: CITY OF TEA TREE GULLY
State Electorate: FLOREY (2014), NEWLAND (2018), NEWLAND (2022)
Federal Electorate: MAKIN (2013), MAKIN (2016), MAKIN (2019)
Hundred: YATALA
Valuation Number: 2810578006
Title Reference: CT5446/515
Plan No. Parcel No.: D5813A22

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Zoning details next page



Government of South Australia
 Attorney-General's Department

Zone Details

Zones

Housing Diversity Neighbourhood (Z2404) - HDN

Overlays

Affordable Housing (O0306)

The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.

Hazards (Flooding) (O2403)

The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.

Prescribed Wells Area (O4804)

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree (O5404)

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

Stormwater Management (O5710)

The Stormwater Management Overlay seeks to ensure new development incorporates water sensitive urban design techniques to capture and re-use stormwater.

Traffic Generating Development (O6001)

The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.

Urban Tree Canopy (O6302)

The Urban Tree Canopy Overlay seeks to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

Water Resources (O6902)

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

Variations

Maximum Building Height (Levels) (V0008) - 3

Maximum building height is 3 levels